122.0	0006	0011.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	989,700 /	989,700
					USE VALUE:	989,700 /	989,700
					ASSESSED:	989,700 /	989,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		GOULD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MURDOCK GREGORY P
Owner 2:	EVANS MARA S
Owner 3:	
Street 1:	34 GOULD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .12 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1922, having primarily Wood Shingle Exterior and 2480 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5218.000	411,900	7,000	570,800	989,700
Total Card	0.120	411,900	7,000	570,800	989,700
Total Parcel	0.120	411,900	7,000	570,800	989,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 399.07 /Parcel: 399.07

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 79097

GIS Ref

GIS Ref

Insp Date 11/18/17

!9546!

PREVIOUS ASSESSMENT

Parcel ID: 122.0-0006-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	411,900	7000	5,218.	570,800	989,700		Year end	12/23/2021
2021	101	FV	399,700	7000	5,218.	570,800	977,500		Year End Roll	12/10/2020
2020	101	FV	399,700	7000	5,218.	570,800	977,500	977,500	Year End Roll	12/18/2019
2019	101	FV	315,100	7300	5,218.	602,500	924,900	924,900	Year End Roll	1/3/2019
2018	101	FV	357,500	7300	5,218.	443,900	808,700	808,700	Year End Roll	12/20/2017
2017	101	FV	357,500	7300	5,218.	424,900	789,700	789,700	Year End Roll	1/3/2017
2016	101	FV	357,500	7300	5,218.	393,200	758,000	758,000	Year End	1/4/2016
2015	101	FV	337,900	7500	5,218.	329,800	675,200	675,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:14:09

LAST REV

Date	Time
01/31/18	11:54:31
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9546

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHLAIFER GENEV	29510-443		12/11/1998		650,000	No	No	Y	

USER DEFINED

Prior Id # 1:	79097
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/4/1999	355	Manual	1,800					ERECT A TEMP TENT

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2017	Meas/Inspect	KB	Kevin B
11/25/2008	Meas/Inspect	345	PATRIOT
5/4/2000	Inspected	276	PATRIOT
11/17/1999	Mailer Sent		
10/29/1999	Measured	263	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5218		Sq. Ft.	Site		0	90.	1.22	10			View	10					570,777						570,800	

Total AC/HA:	0.11979	Total SF/SM:	5218	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	570,777	Spl Credit		Total:	570,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			31 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.07338715
Const Adj.:	0.98892087
Adj $ / SQ:	143.302
Other Features:	94300
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	596954
Depreciation:	185056
Depreciated Total:	411898

COMMENTS

OF=SINK IN BMT. WATERFRONT VIEW OF SPY POND.. GAS STOVE INSERT IN FPL..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

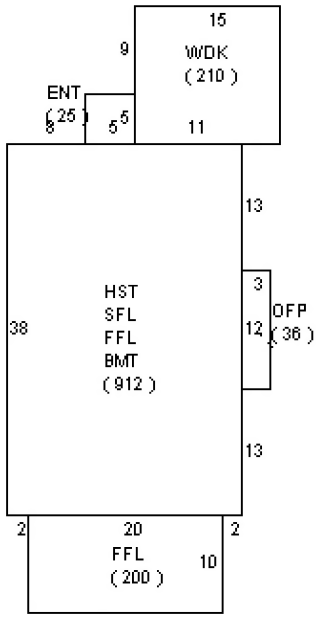
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	173.40
Special Features:	0	Val/Su Net:	112.45
Final Total:	411900	Val/Su SzAd	166.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,112	143.300	159,352
BMT	Basement	912	42.990	39,207
SFL	Second Floor	912	143.300	130,691
HST	Half Story	456	143.300	65,346
WDK	Deck	210	10.640	2,235
OFP	Open Porch	36	43.510	1,566
ENT	ENTRY	25	26.110	653
	Net Sketched Area:	3,663	Total:	399,050
Size Ad	2480	Gross Area	4119	FinArea 2480

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 122.0-0006-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X21	A	AV	1980	20.95	T	31.2	101			6,100			6,100
19	Patio	D	Y	1	38X12	G	FR	1970	3.84	T	49	101			900			900

More:	N	Total Yard Items:	7,000	Total Special Feaetues:		Total:	7,000

IMAGE

AssessPro Patriot Properties, Inc